

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

April 1, 2013 thru June 30, 2013 Performance Report



Grant Number:

B-08-MN-26-0004

Obligation Date:

03/25/2009

Award Date:**Grantee Name:**

Detroit, MI

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

Fern Clement

Estimated P/RL Funds:

\$0.00

Total Budget:

\$47,137,690.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

Distribution and Uses of Funds:

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce, revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development; Demolish existing structures to accommodate future development or alternative uses.

Definitions and Descriptions:

1. Definition of "Blighted Structures" in context of state or local law.

According to State of Michigan Act 344 of 1945, Section 125.72, "Blighted property or structures,"

means property that meets any of the following criteria:

- (a) The property has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (b) The property is an attractive nuisance because of physical condition or use.
- (c) The property has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of one (1) year or more so that the property is unfit for its intended use.
- (d) The property is tax reverted property owned by a municipality, by a county, or by this state, the sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- (e) The property is owned or is under the control of a land bank fast track authority



under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not City of Detroit NSP 12/08

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result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

(f) The property is improved real property that has remained vacant for five (5) consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

(g) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within one (1) year after the receipt of notice to rehabilitate from the appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of "affordable rents."

Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability

Response:

2. Definition of "Affordable Rents"

For the purpose of the NSP grant, affordable rents will be defined as follows: "The rent does not exceed 30% of the annual income of a family, whose income equals 50% of the median income of the area as determined by HUD, with adjustments for smaller and larger families.

(The City of Detroit is adopting its "HOME Program Rent Limits)

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City of Detroit, as part of the NSP requirement, for the "for-sale" property, "rental units" and "lease-to-own" properties will require a "deed restriction" and/or "affordable housing restriction" that will mandate and require compliance during the continued period of affordability, described in the City of Detroit's NSP requirements, policies and procedures.

In addition, the continued affordability compliance will be a part of any Development Agreement implemented between the City and the Developer/Non-profit owner.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The City of Detroit, Planning and Development Department (P&DD) continually upgrades and enhances its "contractor rehabilitation "Performance Standards". The most recent City of Detroit NSP 12/08

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revision was completed October 2008, which incorporated "Green Building" communities recommendations and standards and "Energy Star" specifications and standards. In addition, the rehabilitation standards must address lead based paint, environmental standards and all local code requirements. Energy Star specifications and standards exceed the Model Energy Codes (MEC), published by the Council of American Building Officials. (Each Developer will be provided a copy of the revised 2008 Contractor Performance Standards and it will also be listed on the P&DD's website.)

Low Income Targeting:

LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose income do not exceed 50% of area median income: \$ 11,784,422.50

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Detroit will use at least \$11,784,422.50 of the NSP grant and 25% of any program income received to provide subsidy assistance to offset acquisition and construction/rehabilitation costs, of single family and multi-family residential properties for households whose incomes do not exceed 50% of Area Median Income (AMI). The City will issue a public Notice of Funding Availability (NOFA) to eligible for-profit and non-profit developers and sponsors to submit projects that are "ready to go" for NSP consideration and funding approval. Section 8 certificates may also be available to targeted low-income rental households.



Acquisition and Relocation:

ACQUISITIONS & RELOCATION

The City of Detroit is projecting to demolish 1,400 dwelling units that are < 80% of area median income. If so, include:

• The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income. The NSP program includes two low- and moderate-income requirements at section 2301(f)(3)(A) that supersede existing CDBG income qualification requirements. NSP allows the use of only the low- and moderate income National Objective.

All NSP funding will be spent on individuals and families at or below 120 percent of the area median income. At least 25 percent of appropriated funds must be spent on housing for individuals or families with incomes that do not exceed 50% AMI. For the purposes of NSP an activity may meet the HERA low- and moderate income national objective if the assisted activity:

o provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (LMMH);

o As a projection, we will demolish 1,400 units. However, the physical inspection of the property and the likelihood of it being sold in the existing market conditions will be the criteria

and/ or appraisal will ultimately, determine the actual numbers. The cost to rehabilitate the property and the likelihood of it being sold in the existing market conditions will be the criteria

Response:

Background

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).

o serves an area in which at least 51 percent of the residents have incomes at or below 120 percent of area median income (LMMA);

o creates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMJ); or

o serves a limited clientele whose incomes are at or below 120 percent of area median income (LMMC).

Property acquisition activities are dependent on the national objective met by the subsequent reuse of the property. Activities identified by the City of Detroit will comply with a national objective as follows:

- o Acquisition for rehabilitation structures will meet the LMMH national objective
- o Acquisition for demolition possible green spaces or land bank will meet the LMMA national objective
- o Acquisition for land bank use will meet the LMMA national objective¹

¹ Acquisition and management activities of the land bank may provide sufficient benefit to an area generally to meet a national objective (LMMA) prior to final disposition of the banked property. HUD notes that the grantee must determine the actual service area benefiting from a land bank's activities, in accordance with the regulations. The Land bank may not hold a property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

Public Comment:

The City of Detroit posted a notice in the newspaper November 5, 2008 announcing the Neighborhood Stabilization Program (NSP) funds allocated to Detroit and the substantial amendment to the Consolidated Plan. A revision was also posted on November 19, 2008 to correct a typo regarding the website. We took citizen comments into consideration and worked with the Detroit City Council and their staff to decide the best use of NSP funds. We modified the allocation amounts and added some additional activities based on comments from citizens and City Council. However, some of the comments did not apply to NSP and others were not eligible. The City of Detroit conducted community level meetings to obtain additional citizen input regarding program implementation. Meeting dates, requests for proposals, and program updates were posted on the Detroit website as well as any amendments. A summary of the comments received from our NSP website during the comment period is summarized in the substantial amendment. The City of Detroit received 119 comments regarding demolition, historic structures, location questions, suggested projects, use of NSP funding, tax questions and miscellaneous comments.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$47,137,690.00
Total Budget	\$0.00	\$47,137,690.00
Total Obligated	\$0.00	\$47,137,690.00
Total Funds Drawdown	\$1,102,004.43	\$43,142,523.54
Program Funds Drawdown	\$1,102,004.43	\$43,142,523.54
Program Income Drawdown	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,937,455.93	\$46,016,225.04
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,070,653.50	\$0.00
Limit on Admin/Planning	\$4,713,769.00	\$416,926.42
Limit on State Admin	\$0.00	\$416,926.42

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$11,784,422.50	\$19,868,176.00

Overall Progress Narrative:

During the second quarter of 2013, the City of Detroit continued to close its NSP1 land bank, demolition, and rehabilitation projects.

During the second quarter of 2013, in an effort to expend all funds, the City focused on addressing the expenditures that were incurred before the expenditure deadline and the reallocation of funds. The City continues to carefully review and track the occupant information of each of the homes developed. Obstacles and risks that could affect the completion of the NSP1 projects were identified and the City met with each developer as appropriate to work through these obstacles. The City also worked with developers to approve additional homebuyers and land contract purchasers. The City successfully closed with 7 homebuyers through a land contract in this quarter.

During the second quarter, additional work was issued due to the funds in the NSP 1 account from the Fire Insurance Escrow. Thirty-eight properties were bid and awarded Notice to Proceed during this quarter to exhaust the FIE funds. The work is expected to be completed in the third quarter which also means the remaining \$2.8 million in this activity in DRGR can be drawn down.

During the second quarter, additional work was issued due to the funds in the NSP 1 account from the Fire Insurance Escrow. Thirty-eight properties were bid and awarded Notice to Proceed during this quarter to exhaust the FIE funds. The work is expected to be completed in the third quarter which also means the remaining \$2.8 million in this activity in DRGR can be drawn down. During the quarter \$485,915 was drawn to cover 50 eligible units.

During this quarter, the Detroit Land Bank Authority (DLBA) sold 1 of 14 units of housing in Historic Boston Edison and East English Village.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, NSP Acquisition	\$23,303.49	\$1,926,804.00	\$1,896,812.94
NSP-02, NSP Disposition	\$38,712.96	\$1,773,196.00	\$1,763,611.54
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$221,525.00	\$19,941,618.00	\$17,067,916.50
NSP-10, NSP Administration	\$4,391.00	\$500,000.00	\$416,926.42
NSP-12, NSP New Construction	\$323,350.25	\$4,578,000.00	\$4,577,999.95
NSP-14, NSP Rehabilitation	\$490,721.73	\$18,418,072.00	\$17,419,256.19



Activities

Grantee Activity Number: 01 NSP Acq
Activity Title: Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

location to be determined in the 9 target areas

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	01A NSP ACQ
Activity Title:	Landbank Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

09/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Land Bank

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,926,804.00
Total Budget	\$0.00	\$1,926,804.00
Total Obligated	\$0.00	\$1,926,804.00
Total Funds Drawdown	\$23,303.49	\$1,896,812.94
Program Funds Drawdown	\$23,303.49	\$1,896,812.94
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$23,303.49	\$1,896,812.94
City of Detroit Land Bank	\$23,303.49	\$1,896,812.94
Match Contributed	\$0.00	\$0.00

Activity Description:

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

Location Description:

The nine target areas.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/50

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	71/50
# of Singlefamily Units	0	71/50



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/50	0/0	0/50	0
# Owner Households	0	0	0	0/25	0/0	0/25	0
# Renter Households	0	0	0	0/25	0/0	0/25	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	02a NSP Disp
Activity Title:	Landbank Disposition

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

NSP-02

Project Title:

NSP Disposition

Projected Start Date:

09/01/2009

Projected End Date:

03/30/2013

Benefit Type:

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,773,196.00
Total Budget	\$0.00	\$1,773,196.00
Total Obligated	\$0.00	\$1,773,196.00
Total Funds Drawdown	\$38,712.96	\$1,763,611.54
Program Funds Drawdown	\$38,712.96	\$1,763,611.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$38,712.96	\$1,763,611.54
City of Detroit Land Bank	\$38,712.96	\$1,763,611.54
Match Contributed	\$0.00	\$0.00

Activity Description:

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

Location Description:

Nine Target areas

Activity Progress Narrative:

Acquisition Activities:

The DLBA purchased houses on tipping point blocks within NSP1 neighborhoods in an effort to stabilize neighborhood real estate markets in the early part of the grant term. No additional acquisition activities have been undertaken.

Disposition Activities:

As part of its land banking disposition strategy, the DLBA ensures all properties remain boarded and secured through weekly inspections and also provide routine property maintenance.

Rehab Activities:

Rehab was completed last quarter on 14 units in East English Village and Boston Edison. All 14 units are under a sales contract and pending a closing. One unit has closed. We expect all units to be closed by September 2013.

NSP1 Expenditures

April 2013 &ndash June 2013

\$16,892.73

Total # Units Under Contract to Purchase:

13

Total # Units Purchased During Quarter:

1



Total # of units under construction:

0

Total # Units Completed to Date:

14

Current QPR Initiatives

During the most recent QPR, the DLBA:

- Continued to land bank foreclosed houses throughout NSP1 areas
- Conducted bi-weekly inspections and routine property maintenance on all houses
- Completed marketing and entered sales contracts on all 14 units

Problems During Current QPR

During the most recent QPR, the DLBA encountered issues with breaking and entering and DLBA housing stock. All houses that were broken into were re-secured.

Plans for Upcoming QPR

During the next QPR, the DLBA plans to close on all remaining units under contract.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/200

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/200
# of Singlefamily Units	0	0/200

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 04 NSP Demolition

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP-04

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Demolition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Buildings & Safety Eng

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2013

To Date

N/A

\$19,941,618.00

Total Budget

\$0.00

\$19,941,618.00

Total Obligated

\$0.00

\$19,941,618.00

Total Funds Drawdown

\$221,525.00

\$17,067,916.50

Program Funds Drawdown

\$221,525.00

\$17,067,916.50

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$3,095,226.50

\$19,941,618.00

City of Detroit Buildings & Safety Eng

\$3,095,226.50

\$19,941,618.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

During the second quarter, additional work was issued due to the funds in the NSP 1 account from the Fire Insurance Escrow. Thirty-eight properties were bid and awarded Notice to Proceed during this quarter to exhaust the FIE funds. The work is expected to be completed in the third quarter which also means the remaining \$2.8 million in this activity in DRGR can be drawn down.

Planning and Development has been having monthly meetings with the Buildings & Safety, Engineering and Environmental Department to ensure all demolition activity can be closed out, properly recorded and drawn down.

NSP Area	Units Demolished	Amount
Kettering	10	\$ 97,768.24
North Central	2	\$ 14,804.00
North End	7	\$ 81,100.00
Osborn	7	\$ 52,723.00
Southwest	24	\$212,519.56
Total	50	\$485,914.80

Individual addresses for demolished structures are included in the QPR.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	3086/1600

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1704/1600
# of Singlefamily Units	0	1704/1600

Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
	0	0	434343 0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
12919 W. Seven Mile	Detroit		Michigan	48235-	Match / N
8262 Ashton	Detroit		Michigan	48228-	Match / N
20838 Lyndon	Detroit		Michigan	48223-	Match / N
8832 Ashton	Detroit		Michigan	48228-	Match / N
9069 Greenview	Detroit		Michigan	48228-	Match / N
21130 Fenkell	Detroit		Michigan	48223-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 10 NSP Admin

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP-10

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$4,391.00	\$416,926.42
Program Funds Drawdown	\$4,391.00	\$416,926.42
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,391.00	\$416,926.42
City of Detroit Planning & Dev Dept	\$4,391.00	\$416,926.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration and management of the NSP program

Location Description:

Activity Progress Narrative:

The amount remaining in this activity line will be expended in the third quarter due to a reprogramming that was noticed and approved by City Council this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 12 NSP New Construction

Activity Title: New Construction

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Detroit Planning & Dev Dept

Match Contributed

Apr 1 thru Jun 30, 2013

N/A

\$0.00

\$0.00

\$323,350.25

\$323,350.25

\$0.00

\$0.00

\$285,100.25

\$285,100.25

\$0.00

To Date

\$4,578,000.00

\$4,578,000.00

\$4,578,000.00

\$4,577,999.95

\$4,577,999.95

\$0.00

\$0.00

\$4,577,999.95

\$4,577,999.95

\$0.00

Activity Description:

Affordable housing projects will be developed for sale, rent, or lease-purchase

Location Description:

Activity Progress Narrative:

Maxwell Homes LDHALP. This rental project includes the new construction of 30 single family scattered site rental units in the Kettering neighborhood. Only 5 of the 30 units are funded with NSP. Construction is complete and all units are occupied. The City processed the drawdown of the remaining funds for retainage and closed this project out.

NDNI Elderly LDHALD. This rental project includes the new construction of a 48 unit apartment building, of which 8 units are funded with NSP, in the Osborn neighborhood. Construction is complete and all units are occupied. The City processed the drawdown of the remaining funds for retainage and closed this project out.

Northwest Unity Homes II LDHALP. This rental project includes the new construction of a 30 single family scattered site rental units in the Grand River Greenfield neighborhood. 6 of the 30 units are funded with NSP. Construction is complete and all units are occupied. The City processed the drawdown of the remaining funds for retainage and closed this project out.



West Oakland. This rental project consists of 45 units of new construction single family scattered site rental units in the North End neighborhood. 6 of the units are funded with NSP. Construction was complete as of December 2011 and tenants have moved into the units. The City processed the drawdown of the remaining funds for retainage and closed this project out.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/168	
#Low flow showerheads	0		0/168	
#Units with bus/rail access	0		0/168	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		0/0	
#Units w/ other green	0		0/168	
Activity funds eligible for DREF (Ike)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/168	
# of Multifamily Units	0		0/168	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/168	0
# Renter Households	0	0	0	0/0	0/0	0/168	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14 NSP Rehab

Activity Title: Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Detroit Planning & Dev Dept

Match Contributed

Apr 1 thru Jun 30, 2013

N/A

(\$55,745.00)

(\$55,745.00)

\$131,843.28

\$131,843.28

\$0.00

\$0.00

\$131,843.28

\$131,843.28

\$0.00

To Date

\$15,290,176.00

\$15,290,176.00

\$15,290,176.00

\$14,928,895.44

\$14,928,895.44

\$0.00

\$0.00

\$14,928,895.44

\$14,928,895.44

\$0.00

Activity Description:

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI.

212 total units of single and multi-family housing estimated:

83% or 118 units of single-family housing estimated.

17% or 94 units of multi-family housing estimated

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/212
#Energy Star Replacement Windows	1	2/212
#Additional Attic/Roof Insulation	0	0/118
#High efficiency heating plants	1	2/212



#Efficient AC added/replaced	1	2/212
#Replaced thermostats	1	2/212
#Replaced hot water heaters	1	2/212
#Light Fixtures (indoors) replaced	1	2/212
#Light fixtures (outdoors) replaced	1	2/212
#Refrigerators replaced	0	1/100
#Clothes washers replaced	0	0/94
#Dishwashers replaced	0	1/212
#Units with solar panels	0	0/0
#Low flow toilets	1	2/212
#Low flow showerheads	1	2/212
#Units with bus/rail access	1	2/212
#Units exceeding Energy Star	0	0/10
#Sites re-used	0	0/0
#Units & other green	0	0/94

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/212
# of Multifamily Units	0	0/94
# of Singlefamily Units	1	2/118

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	20	6	26	20/0	7/0	27/212	100.00
# Owner Households	7	3	10	7/0	4/0	11/118	100.00
# Renter Households	13	3	16	13/0	3/0	16/94	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
18650 Snowden	Detroit		Michigan	48228-	Not Validated / N
15760 Cheyenne	Detroit		Michigan	48228-	Not Validated / N
15392 Kentucky	Detroit		Michigan	48228-	Not Validated / N
5582 Radnor	Detroit		Michigan	48224-	Not Validated / N
11035 Roxbury	Detroit		Michigan	48224-	Not Validated / N
15104 Lesure	Detroit		Michigan	48228-	Not Validated / N
19175 Chester	Detroit		Michigan	48236-	Not Validated / N
5556 Courville	Detroit		Michigan	48224-	Not Validated / N
4404 Somerset	Detroit		Michigan	48224-	Not Validated / N
5801 Oldtown	Detroit		Michigan	48224-	Not Validated / N
15810 Bringard	Detroit		Michigan	48205-	Not Validated / N
15084 Ward	Detroit		Michigan	48228-	Not Validated / N



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	14A NSP REHAB
Activity Title:	Homebuyer Subsidy

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-14

Projected Start Date:

09/10/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit2

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$105,745.00
Total Budget	\$55,745.00	\$105,745.00
Total Obligated	\$55,745.00	\$105,745.00
Total Funds Drawdown	\$78,745.00	\$105,745.00
Program Funds Drawdown	\$78,745.00	\$105,745.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$78,745.00	\$105,745.00
City of Detroit2	\$78,745.00	\$105,745.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Homebuyer subsidies to assist in closing costs

Location Description:

NSP1 Designated areas

Activity Progress Narrative:

The City provided homebuyer subsidy for 1 homebuyer this quarter, for a total of \$15,843.00. The remaining funds allocated for homebuyer subsidy have been reallocated. The Substantial Amendment also reflects a reduction in the subsidy amount due to the fact that many units will convert to rental.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/10	0/10	0
# Owner Households	0	0	0	0/0	0/10	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 14B NSP Rehab
Activity Title: Landbank Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP-14

Project Title:

NSP Rehabilitation

Projected Start Date:

01/22/2013

Projected End Date:

03/19/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,022,151.00
Total Budget	\$0.00	\$3,022,151.00
Total Obligated	\$0.00	\$3,022,151.00
Total Funds Drawdown	\$280,133.45	\$2,384,615.75
Program Funds Drawdown	\$280,133.45	\$2,384,615.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$280,133.45	\$2,384,615.75
City of Detroit Land Bank	\$280,133.45	\$2,384,615.75
Match Contributed	\$0.00	\$0.00

Activity Description:

The project involves the acquisition disposition and renovation of 12 properties for sale or rent in Detroit.

Location Description:

This 12 unit project is located on Detroit's Eastside in East English Village. The area is a border neighborhood to the city limits near Grosse Pointe Park.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12
#Energy Star Replacement Windows	0	0/75
#Additional Attic/Roof Insulation	0	0/12
#High efficiency heating plants	0	0/12
#Efficient AC added/replaced	0	0/12
#Replaced thermostats	0	0/12



#Replaced hot water heaters	0	0/12
#Light Fixtures (indoors) replaced	0	0/120
#Light fixtures (outdoors) replaced	0	0/60
#Refrigerators replaced	0	0/12
#Clothes washers replaced	0	0/12
#Dishwashers replaced	0	0/12
#Units with solar panels	0	0/0
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/12
#Units with bus/rail access	0	0/12
#Units exceeding Energy Star	0	0/12
#Sites re-used	0	0/12
#Units deconstructed	0	0/0
#Units & other green	0	0/12
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/12	0/12	0
# Owner Households	0	0	0	0/0	0/2	0/2	0
# Renter Households	0	0	0	0/0	0/10	0/10	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
6021 Brace	Detroit		Michigan	48228-	Match / N
8600 Heyden St	Detroit		Michigan	48228-2949	Match / Y
6475 Mansfield	Detroit		Michigan	48228-	Match / N
7400 Brace	Detroit		Michigan	48228-	Match / N
9152 Winthrop	Detroit		Michigan	48228-	Match / N
5089 Bishop	Detroit		Michigan	48224-	Match / N
9553 Westwood	Detroit		Michigan	48228-	Match / N
6254 Faust	Detroit		Michigan	48228-	Match / N
6459 Brace	Detroit		Michigan	48228-	Match / N
6333 Archdale	Detroit		Michigan	48228-	Match / N
11035 Roxbury	Detroit		Michigan	48224-	Match / N
6546 Grandville	Detroit		Michigan	48228-	Match / N
6380 Rutherford	Detroit		Michigan	48228-	Match / N
17100 Sioux	Detroit		Michigan	48224-	Match / N



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

